

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	118 Tudor Ave.	Date:	January 12, 2015
Perm. Parcel No:	811-03-014	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Margalie Belizaire	Maximum Occupancy:	7 persons
Address:	118 Tudor Dr.	Property:	Legal Conforming [X]
	Bedford, OH 44146		Legal Non-Conforming []
Phone:			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The sidewalks, driveway, yards, porches and/or roofs were covered with snow on the date of the inspection. A re-inspection SHALL BE required to look at these things at a later date.

Addendum 4/2/15

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially in backyard and behind garage and around fence.
2. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
3. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GENERAL ELECTRICAL ITEMS:

1. All unused openings in junction boxes or recess lighting fixtures must be closed with knockout closure.
2. All taps and splices must be enclosed in work box with proper cover.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
4. Install and or replace all missing or damaged electrical outlet and switch covers.
5. Strap/support all wiring methods properly thru-out.
6. Support all recess lighting fixtures properly.
7. Correct wiring to all recess lighting fixtures.
8. Replace all grounded receptacles on ungrounded circuits.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
118 Tudor Ave.
Margalie Belizaire
January 12, 2015

EXTERIOR ITEMS: Addendum 4/2/15

1. Clean, repair or replace all gutters and downspouts as needed. Install missing 90 degree on front of garage.
2. Repair the damage to the tree lawn using top soil if necessary and seed the area.
3. Repair landscaping blocks so they are plumb and not falling over.
4. Install missing handrail on back steps and replace any rotten wood. Stain and seal wood steps.

GARAGE ITEMS: Addendum 4/2/15

1. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.
2. Make all necessary repairs to the garage man door frames and trims.

DRIVEWAYS, SIDEWALKS, AND STAIRS: Addendum 4/2/15

1. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 6-inches, the same thickness as the apron.
2. Cut out 2' of asphalt driveway at public sidewalk and at back of house and install a header 4" of asphalt.

BASEMENT ITEMS:

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

KITCHEN ITEMS:

1. Repair or replace damaged countertop in front of sink.

FRONT FIRST FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.
2. Repair door jam and molding

BACK FIRST FLOOR - BATH ITEMS:

1. Flooring must be smooth and water-tight. Install a new tile floor.
2. Repair the shower surround to make it sanitary and water tight. Grout as needed.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
4. Caulk base of toilet leaving 1/2" in rear without caulk.
5. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
3. Install a new smoke detector on the first floor, front and back hall and in all sleeping rooms.
4. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY REQUIRES VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE PAID. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**